

TYPE III DEVELOPMENT & ENVIRONMENTAL REVIEW, STAFF REPORT & RECOMMENDATION

Form DS1402



Project Name: SALMON CREEK VILLAGE

Case Number: PLD2005-00027, SEP2005-00051, ARC2005-00029

Location: South of NE 129th Street and west of NE 13th Avenue

Request: The applicant is requesting preliminary plat approval of approximately 2.72 acres into 15 single-family lots in the R1-6 Zoning District.

Applicant: Joel Stirling
2208 E. Evergreen Blvd.
Vancouver, WA 98661
(360) 759-1794, E-mail: joel@stirlingdesign.biz

Contact Person: (Same as Applicant)

Property Owner: Marvel Pischer Eric Albers
1315 NE 129th Street 14494 NE Valley View Lane
Vancouver, WA 98685 Battle Ground, WA 98604

RECOMMENDATION **DENIED**

Team Leader's Initials: _____ **Date Issued:** May 11, 2005

Public Hearing Date: May 26, 2005

County Review Staff:

	<u>Name</u>	<u>Phone Ext.</u>	<u>E-mail Address</u>
Planner:	Michael Uduk	4385	Michael.uduk@clark.wa.gov
Engineer (Trans. and Stormwater):	Ali Safayi	4102	Safayi.ali@clark.wa.gov
Engineer (Trans. Concurrency):	Shelley Oylear	4354	Shelley.oylear@clark.wa.gov
Team Leader:	Krys Ochia	4834	Krys.ochia@clark.wa.gov

Engineer Supervisor: (Trans. & Stormwater):	Richard Drinkwater, P.E.	4492	Richard.Drinkwater@clark.wa.gov
Engineering Supervisor: (Trans. Concurrency):	Steve Schulte P. E.	4017	steve.schulte@clark.wa.gov

Comp Plan Designation: Urban Low Density Residential (UL)

Parcel Number(s): Tax Lots 99 (186592) and 354 (186645) in the SW ¼ of Section 26 Township 3 North, Range 1 East of the Willamette Meridian.

Applicable Laws:

Clark County Code Chapter 40.350 (Transportation), 40.350.020 (Concurrency), 40.380 (Storm Water Drainage and Erosion Control), 15.12 (Fire Code), 40.570.080 (SEPA), 40.570.080 (C) (3) (k) (Historic & Cultural Preservation), 40.540.040 (Land Division Ordinance), 40.220.010 (Single-Family Residential District, R1-6), 40.550.020 (A) (Variances), 40.610 (Impact Fees), 40.370.010 (D) (Sewer Connection), 40.370.020 (D) (Water Connection), 40.500 (Process), RCW 58.17 (State Land Division Laws)

Neighborhood Association/Contact:

North Salmon Creek Neighborhood Association
Elizabeth Thomas, Interim President
12422 NE 13th Avenue
Vancouver, WA 98642

Time Limits:

The application was submitted and determined to be counter complete on February 22, 2005, and was determined to be fully complete on March 15, 2005. Therefore, the County Code requirement for issuing a decision within 92 days lapses on June 15, 2005. The State requirement for issuing a decision within 120 calendar days, lapses on July 13, 2005.

Vesting:

An application is reviewed against the subdivision, zoning, transportation, stormwater and other land development codes in effect at the time a fully complete application for preliminary approval is submitted. If a pre-application conference is required, the application shall earlier contingently vest on the date the fully complete pre-application is filed. Contingent vesting requires that a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the county issues its pre-application conference report.

A pre-application conference on this matter was held on November 18, 2004. The pre-application was determined to be contingently vested as of October 27, 2004 (i.e., the date the fully complete pre-application was submitted).

The fully complete application was submitted on February 22, 2005 and determined to be fully complete on March 15, 2005. Given these facts the application is vested on October 27, 2004. There are no disputes regarding vesting in this matter.

Public Notice:

Notice of application and public hearing was mailed to the applicant, North Salmon Creek Neighborhood Association and property owners within 300 feet of the site on April 29, 2005. One sign was posted on the subject property and two within the vicinity on May 11, 2005. Notice of the likely SEPA Determination of Non-significance (DNS) and public hearing was published in "The Columbian" newspaper on May 11, 2005.

Public Comments:

The county received public comments from Chris J. Dulis requesting that the applicant be required to build a high privacy fence along the southern property boundary. Mr. Dulis also complains that when the elementary school was being constructed last year, site clearing and other earth-moving activities that occurred on the school premises caused the foundations of neighboring single-family dwellings on the abutting properties to shift. Therefore, Mr. Dulis requests that the contractor be held responsible for any damages caused to homes in area during site development (see Exhibit 10).

The code does not provide for screening to mitigate impacts between residential developments; but individual home owners usually build fences and provide landscaping to screen and provide aesthetic with residential developments. The potential impact of grading and other earth moving activities during site development to the foundations of housing in the area is something that Mr. Dulis has to monitor, work with the developer to address any issues that arise, or seek legal advice.

Project Overview

The applicant is requesting a preliminary plat approval to subdivide approximately 2.72 acres into 15 lots in the R1-6 Zoning District. The development site comprises two (2) tax lots of record with two single-family dwellings situated in the south side of NE 129th Street. One of the two single-family houses will be retained on the proposed Lot 5 and the other house will be demolished.

The R1-6 district permits a variety of uses outright, conditionally, and by review and approval. For residential development, the R1-6 district permits an average minimum lot size of 6,000 square feet and an average maximum average lot size of 8,500 square feet per single family dwelling.

The R1-6 district allows a minimum density of 5.1 dwelling units per acre and a maximum density of 7.3 dwelling units per acre. A single-family detached dwelling is permitted in the district per Table 40.220.010-1 (1) (a); but duplexes are permitted on corner lots. Table 1 shows the comprehensive plan designation, zoning, and current land use on the site and on the abutting properties:

Table 1: Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use
Site	Urban Low Density Residential (UL)	Single Family Residential R1-6	The project site is relatively flat with two (2) single-family dwellings and accessory buildings. The predominant vegetation is field grass and flowering landscaping trees around the houses.
North	Urban Low Density (UL)	R1-6	NE 129 th Street and single-family housing development.
East	UL	R1-6	Salmon Creek Elementary School.
South	UL	R1-6	Single-family housing development.
West	UL	R1-6	Single-family housing development.

The USDA Soil Conservation Service, Soil Survey of Clark County, Washington, 1972, classifies the soils at this site as those of Hillsboro silt loam (HoB), on slopes ranging from 3 to 8 percent. Maps from Clark County's GIS Mapping System do not indicate that the site contains any known sensitive lands such as wetlands, a hundred-year flood plain, potentially unstable slopes, or severe erosion hazard area.

The property is located within the City of Vancouver's urban growth area (UGA). It is situated in an area served by Fire Protection District 6, Vancouver School District, Mount Vista Traffic Impact Fees District, and Parks Improvement District 10. Clark Public Utilities provides potable water and Hazel Dell Sewer District provides sewer service in the area.

Staff Analysis

Staff first analyzed the proposal in light of the 16 topics from the Environmental Checklist (see list below). The purpose of this analysis was to identify any potential adverse environmental impacts that may occur without the benefit of protection found within existing ordinances.

- | | |
|---------------------------------|--|
| 1. Earth | 9. Housing |
| 2. Air | 10. Aesthetics |
| 3. Water | 11. Light and Glare |
| 4. Plants | 12. Recreation |
| 5. Animals | 13. Historic and Cultural Preservation |
| 6. Energy and Natural Resources | 14. Transportation |
| 7. Environmental Health | 15. Public Services |
| 8. Land and Shoreline Use | 16. Utilities |

Then staff reviewed the proposal for compliance with applicable code criteria and standards in order to determine whether all potential impacts will be mitigated by the requirements of the code.

Staff's analysis also reflects review of agency and public comments received during the comment period, and knowledge gained through a site visit.

Major Issues:

Only the major issues, errors in the development proposal, and/or justification for any conditions of approval are discussed below. Staff finds that all other aspects of this proposed development comply with the applicable code requirements, and, therefore, are not discussed below.

LAND USE-ZONING

Finding 1

The development site is approximately 2.72 acres located on the south side of NE 129th Street. If the development were to occur at the minimum density permitted by the R1-6 Zoning District, then the gross acreage could be divided into 13 lots; but, if the development were to occur at the maximum density, then the gross acreage could be divided into 19 lots. The applicant indicates that approximately 15,754 square feet (.362 acres) of the site will be dedicated as public street right-of-way and an additional 3,568 square feet (.082 acres) will be used to develop a public stormwater tract. The remaining 2.276 acres are being divided into 15 single-family residential lots. The information provided on the preliminary plat (Exhibit 5) and included in the narrative (Exhibit 6) are summarized in Table 2 as follows:

Table 2: ROW & Density Calculation R1-6

Acres (gross)	ROW (in acres)	Stormwater facility	Acres (net)	Density (net)	Density (proposed)
2.72	.362	.082	2.276	11 - 16	15

Based on Table 2, staff finds that the net acreage could be divided into a minimum of 11 and a maximum of 16 lots. The applicant is proposing 16 lots, which is within the acceptable minimum / maximum density range in the R1-6 Zoning District. Therefore, development, as proposed, complies with the applicable density requirement in the code.

Finding 2

Staff finds that Table 40.220.010-2 provides the following development standards in the R1-6 Zoning District:

Table 40.220.010-2 (Lot Requirements)

Zoning District	Residential Density (d.u./acre)	Average Minimum Lot Area (sq. ft.)	Maximum Average Lot Area (sq. ft.)	Average Minimum Lot Width (feet)	Average Minimum Lot Depth (feet)
R1-6	7.3 – 5.1	6,000	8,500	50	90

In the R1-6 district, the code requires a minimum average lot area of 6,000 square feet and an average maximum lot area of 8,500 square feet for single family residential housing. The code also requires an average lot width of 50 feet and an average lot

depth of 90 feet. Staff finds minimum lot area for Salmon Creek Village Subdivision is 5,084 square feet, the maximum lot area (for the largest lot) is 8,132 square feet and the average minimum lot area is 6,123 square feet. Therefore, staff concludes that each lot proposed can comply with the applicable development standards (see Condition A-1)

Signs

Finding 3

Any proposed sign or signs for this subdivision shall comply with the applicable sections of the sign ordinance, CCC 40.310 (see Condition C-1).

CRITICAL AREAS:

There are no critical areas issues regarding this development proposal.

TRANSPORTATION CONCURRENCY:

The applicant's traffic study estimates the development will generate 9 AM peak hour trips and 15 PM peak hour trips.

The applicant submitted a traffic study for this proposal in accordance with CCC 40.350.020B and is required to meet the standards established in CCC 41.350.020G for corridors and intersections of regional significance. The County's TraffixTM model includes the intersections of regional significance in the area and the County's model was used to evaluate concurrency compliance.

Modeling for the Salmon Creek Concurrency Corridor has resulted in a failing operating level. Based on the submitted traffic study, the development would send trips to the failing corridor. The planner and applicant were notified of the situation by staff in a memo dated March 21, 2005. The applicant may propose mitigation, acceptable to the County, on the corridor in order to gain concurrency approval. At this time the applicant has not proposed mitigation and the only known mitigation is high cost interchange improvements. In the absence of viable mitigation being volunteered by the applicant, staff recommends denial of the proposed development.

In summary, the proposed development does not comply with the Concurrency Ordinance CCC 40.350.020.

Recommendation:

Denied

TRANSPORTATION:

(Reserved for Engineering Services Staff Report)

STORMWATER & EROSION CONTROL:

(Reserved for Engineering Services Staff Report)

FIRE PROTECTION:

Fire Protection Finding 1

This application was reviewed by Tom Scott in the Fire Marshal's Office. Tom can be reached at (360) 397-2375 x4095 or 3323. Information can be faxed to Tom at (360)

759-6063. Where there are difficulties in meeting these conditions or if additional information is required, contact Tom in the Fire Marshal's office immediately.

Building Construction

Fire Protection Finding 2

Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process, (see condition of approval B-2).

Fire Flow

Fire Protection Finding 3

Fire flow in the amount of 1,000 gallons per minute supplied at 20 pounds per second for 60 minutes duration is required for this application. A utility review from the water purveyor indicates that the required fire flow is available at the site. Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to final plat approval, (see condition of approval A-2).

Fire Hydrants

Fire Protection Finding 4

Fire hydrants are required for this application. The applicant shall provide fire hydrants such that the maximum spacing between hydrants does not exceed 700 feet and such that no lot or parcel is in excess of 500 feet from a fire hydrant as measured along approved fire apparatus access roads, (see condition of approval A-3).

Fire Hydrants

Fire Protection Finding 5

Unless waived by the Fire District Chief, fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection. The local fire district chief approves the exact locations of fire hydrants. As a condition of approval, contact the local Fire Chief at 360-576-1195 to arrange for location approval. The applicant shall provide and maintain a six-foot clear space completely around every fire hydrant, (see Condition A-4).

Fire Apparatus Access

Fire Protection Finding 6

An approved fire apparatus turnarounds is required for this project. The roadways and maneuvering areas as indicated in the application meet the requirements of the Clark County Road Standard. Provide an unobstructed vertical clearance of not less than 13.5 feet, with an all weather driving surface and capable of supporting the imposed loads of fire apparatus (see condition of approval C-2).

WATER & SEWER SERVICE:

Finding 1

Clark Public Utilities provides potable water and Hazel Dell Sewer District provides sewer service in the area, respectively. The utility reviews submitted by applicant indicate that adequate water and sewer services exist to serve this development. The applicant shall provide all the improvements necessary to connect the development to public water and sewer systems. (See Condition B-3)

Finding 2

Submittal of a "Health Department Evaluation Letter" is required as part of the Final Construction Plan Review application. If the Evaluation Letter specifies that an acceptable "Health Department Final Approval Letter" must be submitted, the Evaluation Letter will specify the timing of when the Final Approval Letter must be submitted to the county (e.g., at Final Construction Plan Review, Final Plat Review or prior to occupancy). The Health Department Evaluation Letter will serve as confirmation that the Health Department conducted an evaluation of the site to determine if existing wells or septic systems are on the site, and whether any structures on the site are connected to water and sewer systems. The Health Department Final Approval Letter will confirm that all existing wells and septic systems have been abandoned, inspected and approved by the Health Department (if applicable). (See condition of approval E-2).

Other Health Concerns

Finding 3

One single-family dwelling and other accessory buildings will be removed. All demolition wastes must be properly disposed consistent with county demolition permit requirements. The applicant shall provide proof of appropriate waste disposal in the form of receipts to the Health Department with requests for confirmation that the conditions for final plat approval have been satisfied. (See condition of Approval A-5)

If underground storage tanks exist on the property, they must be identified and decommissioned in place consistent with the Uniform Fire Code under permit from the Fire Marshal. Any leaks or contamination must be reported to Washington State Department of Ecology, and proof of removal or abandonment (of the tank) must be submitted to the Health Department prior to final plat recording. (See condition of approval A-6)

IMPACT FEES:

Finding 1

The site is located in Park Impact Fee (PIF) District 10, Vancouver School District Impact Fee (SIF), and Mount Vista Traffic Impact Fee (TIF) district. The respective park, school, and traffic impact fees will be assessed on 13 of the 15 proposed lots.

The following note shall be placed on the final plat stating that:

"In accordance with CCC 40.610, the park, school, and traffic impact fees for each of the 13 new single-family dwellings in this subdivision are:

1. \$1,534.00 PIF (made up of \$1,094.00 acquisition fee, and \$440.00 development fee) per new single-family dwelling in Park District 10;
2. \$1,725.00 SIF per new single-family dwelling in the Vancouver School District; and,
3. \$2,586.77 TIF per new single-family-attached dwelling in Mount Vista Traffic Impact fee district.

"The impact fees for lots on this plat shall be fixed for a period of three years, beginning from the date of preliminary plat approval, dated , and expiring on

. Impact fees for permits applied for following said expiration date shall be recalculated using the then-current regulations and fees schedules.” (See condition of approval B-4)

SEPA DETERMINATION

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS) ;
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be addressed through conditions of approval), or;
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Determination:

Determination of Non-Significance (DNS): Clark County, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (e). This decision was made after review of a completed environmental checklist and other information on file with the County.

Date of Publication & Comment Period:

Publication date of this DNS is May 11, 2005, and is issued under WAC 197-11-340. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends on May 25, 2005.

Public Comment Expires on:

May 25, 2005

RECOMMENDATION

Based upon the proposed plan (identified as Exhibit 5), and the findings and conclusions stated above, staff recommends that:

1. The Hearings Examiner **DENY** the request because as proposed, it cannot comply with Transportation Concurrency Ordinance, CCC 40.350.020;

2. If the Examiner finds adequate documentation in the record to warrant an approval decision, then the Examiner may **APPROVE** this request, subject to the understanding that the applicant is required to adhere to all applicable codes and laws, and is subject to the following conditions of approval:

Conditions of Approval

A. Conditions that must be met prior to Final Plat approval and recording; or if improvements are approved by the county for bonding or other secure method, such conditions shall be met prior to issuance of Building Permits per CCC, Sections 40.350.030(C)(4)(i) & (j) and 40.380.040N.

Land Use

- A-1** The proposed plat shall comply with all the applicable development standard in the R1-6 Zoning District; the average minimum lot width and the minimum lot depth shall be 50 feet and 90 feet, respectively.

Concurrency

(Reserved for Concurrency)

Transportation

(Reserved for Engineering Services Staff Report)

Stormwater and Erosion Control

(Reserved for Engineering Services Staff Report)

Fire Protection

- A-2** Fire flow in the amount of 1,000 gallons per minute supplied for 60 minutes duration is required for this application. A utility review from the water purveyor indicates that the required fire flow is available at the site. Additions to water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to final plat approval. (See Fire Protection Finding 3)
- A-3** Fire hydrants are required for this application. The applicant shall provide fire hydrants such that the maximum spacing between hydrants does not exceed 700 feet and such that no lot or parcel is in excess of 500 feet from a fire hydrant as measured along approved fire apparatus access roads. (See Fire Protection Finding 4)
- A-4** Unless waived by the fire district chief fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection. The local fire district chief approves the exact locations of fire hydrants. As a condition of approval, contact the local Fire Chief at 360-576-1195 to arrange for location approval. The applicant shall provide and maintain a six-foot clear space completely around every fire hydrant. (See Fire Protection Finding 5)

Health Department

- A-5** All demolition wastes must be properly disposed consistent with county demolition permit requirements. The applicant shall provide proof of appropriate waste disposal in the form of receipts to the Health Department with requests for confirmation that the conditions for final plat approval have been satisfied. (See Health Department Finding 3)
- A-6** If underground storage tanks exist on the property, they must be identified and decommissioned in place consistent with the Uniform Fire Code under permit from the Fire Marshal. Any leaks or contamination must be reported to Washington State Department of Ecology, and proof of removal or abandonment (of the tank) must be submitted to the Health Department prior to final plat recording. (See Health Department Finding 3)

B. Conditions that must be met prior to issuance of Building Permits

Concurrency

- B-1** Prior to issuance of any building or grading permits for the development site, the applicant shall obtain written approval from Clark County Department of Public Works of the applicant's Traffic Control Plan (TCP). The TCP shall govern all work within or impacting the public transportation system.

The applicant shall maintain all existing signs within the public right of way within the limits of the development's construction until the public roads have been accepted by the County. The developer shall install and maintain temporary signs where the development's signing and striping plan shows new or modified warning or regulatory signs. New or modified temporary signing shall be installed when any connection is made to the public road network. The developer shall remove the temporary signs immediately after the County installs the permanent signing and striping. (See Transportation Concurrency)

Fire Protection

- B-2** Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process, (see Fire Protection Finding 2).

Water & Sewer Service

- B-3** The applicant shall provide all the improvements necessary to connect the development to public water and sewer systems, (see Water & Sewer Service Finding 1).

Impact Fees

- B-4** "In accordance with CCC 40.610, except for Lot 1 and Lot 2 that are exempt from impact fees exaction, the park, school, and traffic impact fees for each of the 13 new single-family dwellings in this subdivision are:

1. \$1,534.00 PIF (made up of \$1,094.00 acquisition fee, and \$440.00 development fee) per new single-family dwelling in Park District 10;

2. \$1,725.00 SIF per new single-family dwelling in the Vancouver School District; and,
3. \$2,586.77 TIF per new single-family-attached dwelling in Mount Vista Traffic Impact fee district.

If a building permit application is made more than three years following the date of preliminary plat approval, the impact fees shall be recalculated according to the then-current ordinance rate.

C. Conditions that must be met <u>prior to issuance of Occupancy Permits</u>

Land Use - Sign

C-1 Any proposed sign (or signs) for this subdivision shall comply with the applicable sections of the signs ordinance, CCC 40.310 (see Land Use Finding 8).

Transportation

(Reserved for Engineering Services Staff Report)

Fire Protection

C-2 Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application shall meet the requirements of the Clark County Road Standard. The applicant shall provide an unobstructed vertical clearance of not less than 13.5 feet, with an all weather driving surface capable of supporting the imposed loads of fire apparatus. (See Fire Protection Finding 6)

D. Notes Required on Final Plat
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The following notes shall be placed on the final plat:

D-1 Archaeological:

"If any cultural resources are discovered in the course of undertaking the development activity, the Office of Archaeology and Historic Preservation in Olympia and Clark County Community Development shall be notified. Failure to comply with these State requirements may constitute a Class C Felony, subject to imprisonment and/or fines."

D-2 Mobile Homes:

"Placement of Mobile Homes is prohibited."

D-3 Impact Fees:

"In accordance with CCC 40.610, except for Lot 1 and Lot 2 that are designated on the final plat as waived, the Park, School and Traffic Impact Fees for each of the 13 new single-family dwellings in this subdivision are: \$1,534.00 (\$1,094.00 - Acquisition; \$440.00 - Development for Park District 10), \$1,725.00 (for Vancouver School District), and \$2,586.77 (for Mount Vista TIF District), respectively. The impact fees for lots on this plat shall be fixed for a period of three years, beginning from the date of preliminary plat approval, dated [REDACTED], and

expiring on [REDACTED]. Impact fees for permits applied for following said expiration date shall be recalculated using the then-current regulations and fees schedule."

D-4 Utilities:

"An easement is hereby reserved under and upon the exterior six (6) feet at the front boundary lines of all lots for the installation, construction, renewing, operating and maintaining electric, telephone, TV, cable, water and sanitary sewer services. Also, a sidewalk easement, as necessary to comply with ADA slope requirements, shall be reserved upon the exterior six (6) feet along the front boundary lines of all lots adjacent to public streets."

D-5 Critical Aquifer Recharge Areas:

"The dumping of chemicals into the groundwater and the use of excessive fertilizers and pesticides shall be avoided. Homeowners are encouraged to contact the State Wellhead Protection program at (206) 586-9041 or the Washington State Department of Ecology at 800-RECYCLE for more information on groundwater / drinking water supply protection."

D-6 Erosion Control:

"Building Permits for lots on the plat shall comply with the approved erosion control plan on file with Clark County Building Department and put in place prior to construction."

D-7 Sidewalks:

"Prior to issuance of occupancy permits, sidewalks shall be constructed along all lots as noted. Sidewalks considered to be the responsibility of the developer, shall be constructed prior to final plat approval."

D-8 Driveways:

"No direct access is allowed onto the following street: NE 129th Street."

D-9 Driveways:

"All residential driveway approaches entering public roads are required to comply with CCC 40.350."

D-10 Sidewalks:

"Prior to issuance of occupancy permits, sidewalks shall be constructed along all the respective lot frontages."

E. Standard Conditions

This development proposal shall conform to all applicable sections of the Clark County Code. The following conditions shall also apply:

Land Division:

E-1 Within 5 years of preliminary plan approval, a Fully Complete application for Final Plat review shall be submitted.

Water Wells and Septic Systems:

- E-2** Submittal of a "Health Department Evaluation Letter" is required as part of the Final Construction Plan Review application. If the Evaluation Letter specifies that an acceptable "Health Department Well/Septic Abandonment Letter" must be submitted, the Evaluation Letter will specify the timing of when the Final Approval Letter must be submitted to the county (e.g., at Final Construction Plan Review, Final Plat Review or prior to occupancy).

Final Construction (Plat) Review:

- E-3** At the time of final plat, existing residence(s) that will remain may be subject to an address change. Addressing will be determined based on point of access.
- E-4 Transportation:**
Prior to construction, the applicant shall submit and obtain County approval of a final transportation design in conformance to CCC 40.50.
- E-5 Stormwater:**
Prior to construction, the applicant shall submit and obtain County approval of a final stormwater plan designed in conformance to CCC 40.380.
- E-6 Pre-Construction Conference:**
Prior to construction or issuance of any grading or building permits, a pre-construction conference shall be held with the County.
- E-7 Erosion Control:**
Prior to construction, the applicant shall submit and obtain County approval of a final erosion control plan designed in accordance with CCC 40.380.
- E-8 Erosion Control:**
A copy of the approved erosion control plan shall be submitted to the Chief Building Official prior to final plat recording.
- E-9 Erosion Control:**
Prior to construction, erosion/sediment controls shall be in place. Sediment control facilities shall be installed that will prevent any silt from entering infiltration systems. Sediment controls shall be in place during construction and until all disturbed areas are stabilized and any erosion potential no longer exists.
- E-10 Erosion Control:**
Erosion control facilities shall not be removed without County approval.
- E-11 Excavation and Grading:**
Excavation/grading shall be performed in compliance with Appendix Chapter 33 of the Uniform Building Code (UBC).
- E-12 Excavation and Grading:**
Site excavation/grading shall be accomplished, and drainage facilities shall be provided, in order to ensure that building foundations and footing elevations can comply with CCC 14.04.252.

E-13 Landscaping:

Prior to recording the final plat, the applicant shall submit a copy of the approved landscape plan(s) for any public right-of-way (if applicable) with a letter signed and stamped by a landscape architect licensed in the state of Washington certifying that the landscape and irrigation (if any) have been installed in accordance with the attached approved plan(s) and verifying that any plant substitutions are comparable to the approved plantings and suitable for the site.

Transportation:

E-14 Signing and Striping Plan:

The applicant shall submit a signing and striping plan and a reimbursable work order, authorizing County Road Operations to perform any signing and pavement striping required within the County right-of-way. This plan and work order shall be approved by the Department of Public Works prior to final plat or final site plan approval.

E-15 Traffic Control Plan:

Prior to issuance of any building or grading permits for the development site, the applicant shall obtain written approval from Clark County Department of Public Works of the applicant's Traffic Control Plan (TCP). The TCP shall govern all work within or impacting the public transportation system.

E-16 Addressing:

At the time of final plat, existing residence(s) that will remain may be subject to an address change. Addressing will be determined based on point of access.

Note: Any additional information submitted by the applicant within fourteen (14) calendar days prior to or after issuance of this report, may not be considered due to time constraints. In order for such additional information to be considered, the applicant may be required to request a hearing extension and pay half the original review fee with a maximum fee of \$5,000.

**HEARING EXAMINER DECISION
AND APPEAL PROCESS**

This report to the Hearing Examiner is a recommendation from the Development Services Division of Clark County, Washington.

The Examiner may adopt, modify or reject this recommendation. The Examiner will render a decision within 14 calendar days of closing the public hearing. The County will mail a copy of the decision to the applicant and neighborhood association within 7 days of receipt from the Hearing Examiner. All parties of record will receive a notice of the final decision within 7 days of receipt from the Hearing Examiner.

An **appeal** of any aspect of the Hearing Examiner's decision, except the SEPA determination (i.e., procedural issues), may be appealed to the Board of County Commissioners only by a party of record. A party of record includes the applicant and those individuals who signed the sign-in sheet or presented oral testimony at the public hearing, and/or submitted written testimony prior to or at the Public Hearing on this matter.

The appeal shall be filed with the Board of County Commissioners, Public Service Center, 1300 Franklin Street, Vancouver, Washington, 98668, within fourteen (14) calendar days from the date the notice of final land use decision is mailed to parties of record.

Any appeal of the final land use decisions shall be in writing and contain the following:

1. The case number designated by the County and the name of the applicant;
2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Section 40.510.030(H) of the Clark County Code. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the Development Services Manager. All contact with the Development Services Manager regarding the petition, including notice, shall be with this contact person;
3. The specific aspect(s) of the decision and/or SEPA issue being appealed, the reasons why each aspect is in error as a matter of fact or law, and the evidence relied, on to prove the error; and,
4. A check in the amount of **\$286** (made payable to the Clark County Board of County Commissioners).

Attachments:

- Copy of Vicinity Map
- Copy of Proposed Preliminary Plan
- Exhibit List

A copy of the approved preliminary plan, SEPA Checklist and Clark County Code are available for review at:

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011**

A copy of the Clark County Code is also available on our Web Page at:
Web Page at: <http://www.clark.wa.gov>

For Staff Only:

Final Plans Required with Construction Plans	YES	NO
Final Site Plan		✓
Final Landscape Plan:	✓	
-On-site landscape plan		✓
-Right-of-way landscape plan*	✓	
Final Wetland Plan		✓
Final Habitat Plan		✓

*Final right-of-way landscape plan required for projects fronting on arterial and collector streets.

Note: If final plan submittals are required, as specified above, list each required final plan under Case Notes in Permit Plan for future reference.